## DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK





### This is to certify that

MARDIGAN STEPHEN E

#### Located at

161 MARLBOROUGH RD (Lot 2- 151 Marlborough Rd)

**PERMIT ID:** 2016-00455 **ISSUE DATE:** 03/24/2016

4/2016 **CBL:** 410 **D**016001

has permission to For the construction of a new single-family home - 26' x 32' Cape with full dormer, with a 10' x 12' mudroom & 6' x 11' porch(Lot 2 - 161 Marlborough Rd).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED. A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

/s/ David Petruccelli

/s/ Tammy Munson

**Fire Official** 

**Building Official** 

#### THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY THERE IS A PENALTY FOR REMOVING THIS CARD

Approved Property Use - Zoning Single family 

 Building Inspections
 Fire Department

 Use Group: R-3
 Type: 5B

 Single Family
 ENTIRE

 IRC 09
 IRC 09

## BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 (ONLY) or email: buildinginspections@portlandmaine.gov

# Check the Status or Schedule an Inspection On-Line at http://www.portlandmaine.gov/planning/permitstatus.asp

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months. If the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.
- Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.

## **REQUIRED INSPECTIONS:**

Setbacks and Footings Prior to Pouring Foundation/Backfill Close-in Plumbing/Framing Electrical - Residential Certificate of Occupancy/Final Final - DRC Site VISIT

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit		Permit No:	Date Applied For:	CBL:			
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874	4-8716	2016-00455	02/26/2016	410 D016001			
Proposed Use:	posed Use: Proposed Project Description:						
New Single-Family Home (161 Marlborough Rd - Lot 2)	with full		new single-family ho 0' x 12' mudroom &	ome - 26' x 32' Cape 6' x 11' porch(Lot 2 -			
Dept:         Zoning         Status:         Approved w/Conditions         Rev	viewer:	Ann Machado	Approval Da	ate: 03/23/2016			
Note: R-3 Zone				Ok to Issue: 🗹			
Partial daylight basement - more than half of the basement is below the average grade							
32' x 26' = 832 sf 10' x 12' = 120 sf							
$6' \times 11' = 66 \text{ sf}$							
$4' \ge 5' = 20 \text{ sf}$ Total = 1038 sf							
Conditions:							
1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the front and side setbacks of the proposed structure, it may be required to be located by a surveyor.							
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.							
<ol> <li>This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> </ol>							
4) Our office will need a copy of the recorded deed for this lot before the certificate of occupancy is issued.							
5) Separate permits shall be required for future decks, sheds, pools, and/or garages.							
<b>Dept:</b> Building Inspecti <b>Status:</b> Approved w/Conditions <b>Rev</b> <b>Note:</b>	viewer:	Tammy Munson	Approval Da	ate: 03/11/2016 Ok to Issue: ☑			
Conditions:				OK to Issue:			
1) Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to sleeping rooms. That detection must be							
powered by the electrical service (plug-in or hardwired) in the building and battery.							
2) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all sleeping rooms, protecting outside these rooms, and on every level.							
The same is required for existing buildings, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.							
3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.							
4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.							
5) The attic scuttle opening must be 22" x 30".							
6) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.							
<ol> <li>Egress size windows are required (1) in each bedroom per IRC Sec. R310 or per the State Fire Marshal policies for existing buildings.</li> </ol>							
Dept: Fire Status: Approved w/Conditions Rev	viewer:	David Petruccelli	Approval Da	ate: 03/11/2016			
Note: Ok to Issue:							
Conditions:							

- 1) A sprinkler system shall be installed in accordance with NFPA 13D. A no fee One- or Two-family CITY Fire Sprinkler Permit is required.
- 2) A copy of the State Sprinkler permit with RMS date and signature shall be provided prior to scheduling of the final inspection.
- 3) The sprinkler system shall be installed in accordance with NFPA 13D.
- 4) All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
- 5) A warning sign, with minimum ¼ in. letters, shall be affixed adjacent to the main shutoff valve and shall state the following: Warning: The water system for this house supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtrations systems, and automatic shut off valves, shall not be added to this system without a review of the fire sprinkler system by a fire protection specialist. Do not remove this sign.
- 6) Single-station photoelectric smoke alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. Smoke alarms shall be installed in the following locations:
  - (1) All sleeping rooms
  - (2) Outside each separate sleeping area, in the immediate vicinity of the sleeping rooms
  - (3) On each level of the dwelling unit, including basements.
- 7) Single-station Carbon Monoxide (CO) alarms are required. They shall be powered by the building's electrical service with battery backup and shall be interconnected. CO alarms shall be installed in the following locations:
  - (1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
  - (2) On every occupiable level of the dwelling unit, including basements, excluding attics and crawl spaces
- 8) Installation shall comply with City Code Chapter 10.
- 9) Installation shall comply with NFPA 211, Standard for Chimneys, Fireplaces, Vents, and Solid Fuel–Burning Appliances; NFPA 31, Standard for the Installation of Oil-Burning Equipment;
  - NFPA 54, National Fuel Gas Code;

NFPA 90A, Standard for the Installation of Air-Conditioning and Ventilating Systems;

NFPA 91, Standard for Exhaust Systems for Air Conveying Vapors, Gases, Mists, and Noncombustible Particulate Solids;

NFPA 70, National Electrical Code; and the manufacturer's published instructions.

10 A copy of the required state sprinkler permit with RMS signoff shall be provided prior to the final inspection.

Dept: DRC	Status: Approved w/Conditions	Reviewer: Philip DiPierro	<b>Approval Date:</b>	03/23/2016
Note:			Ok te	o Issue: 🔽

#### **Conditions:**

- 1) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 2) A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
- 3) This site must comply with the Landscape Preservation Standards outlined in the Land Use Ordinance, section 14-526(b)2a, stating that a minimum of 30% of existing trees, ten (10) inches DBH or greater, within the required setback, must be preserved. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
- 4) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 5) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintaned daily.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 7) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

- 8) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 9) The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.
- 10 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 11 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 12 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)